



RM 050029

9 March 2005

Kate Scott
BTW Surveyors Ltd
P O Box 39
New Plymouth

Dear Kate

Subdivision Consent Application – W Towler, 3 Albert Street, Hawera

Your application was considered by the Group Manager Environmental Services under delegated authority on 8 March 2005, and he has resolved as follows:

THAT consent be granted to W Towler, to subdivide the property at 3 Albert Street, Hawera (Lot 5 DP 15515), resulting in Lot 1 of 346 square metres and Lot 2 of 470 square metres, pursuant to Sections 104 and 108 of the Resource Management Act 1991.

For the following reason(s):

1. There will be no adverse effects on the environment as a result of the subdivision that are more than minor.
2. There are no external parties affected by the proposal.

Subject to the following conditions:

1. That each Lot has a separate water connection including a "toby" located on the street boundary.
2. That each Lot be individually connected to the Council's sewer main to the satisfaction of the South Taranaki District Council.
3. That all other services for the subdivision including power-lines, gas distribution lines and communication lines are installed underground.
4. That each lot is independent in respect of the disposal of storm water and that the provision of this service does not give rise to cross-boundary effects.
5. That all work required under conditions 1-4 shall be to the standard set out in Land Development and Subdivision Engineering NZS 4404:2004 or such other standard as may be considered appropriate to the satisfaction of the Council.
6. That all necessary easements shall be duly granted, reserved and shown on the Land Transfer Plan.

7. That a Reserve Fund contribution of 7.5% of the value of Lot 1 is paid to the Council being \$1,650 (including GST).

Council draws your attention to the rights of objection to which this consent is subject, as set out in Section 357 of the Resource Management Act 1991.

Enclosed is an invoice for the costs associated with processing this consent.

Please note, subdivision consent does not imply or guarantee consent in respect of future development on (or use of) the sites.

If you have any queries as to the above decision, please do not hesitate to contact me.

Yours sincerely



Helen Johnson
Planner